

**9.31 Acres/3.7 Hectares  
1405 & 1501 Leander Drive**

**Site 91**



9.31 Acres or 3.7 Hectares

Transportation Access to US Highway  
183 less than one-quarter mile west

Available Utilities

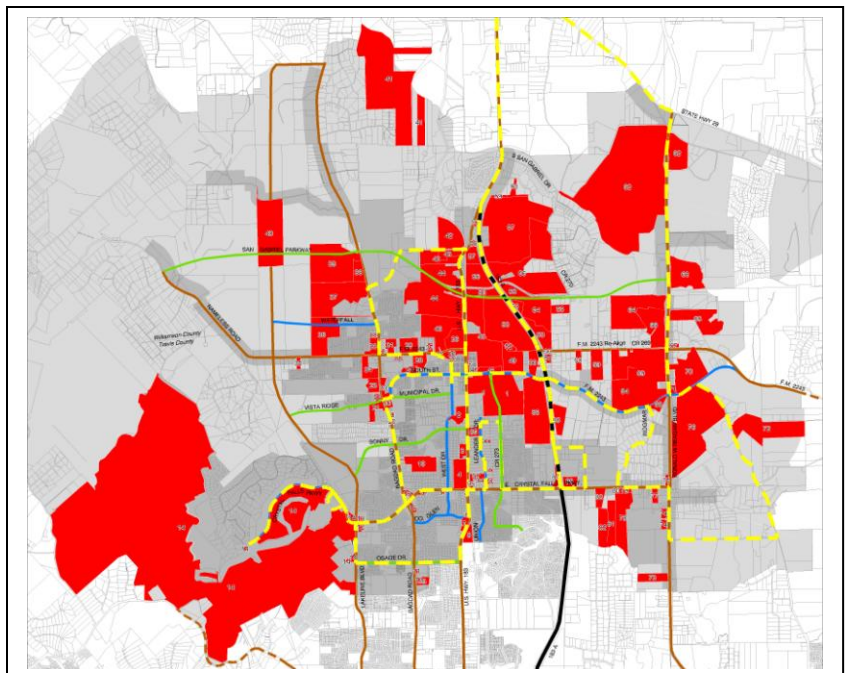
Office/warehouse

Zoning - Light Industrial

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City of Leander Economic Development Department ♦ [www.leandertx.org](http://www.leandertx.org) ♦ (512) 528-2852

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**9.31 Acres/3.7 Hectares  
1405 & 1501 Leander Drive**

**Site 91**

|   |   |  |   |  |
|---|---|--|---|--|
| <b>Property</b>   |   |  |   |  |
| Total Acreage: <b>9.31 acres/3.7 hectares</b>   |   |  | Map: <b>MAPSCO Austin 2006 Street Guide, pg. 342, Sec. M, Q, R</b>  |  |
| <b>Location</b>   |   |  |   |  |
| City: <b>Leander</b>  |   |  | County: <b>Williamson</b>   |  |
| Address/Directions: <b>1405 &amp; 1501 Leander Drive (Lot 7 &amp; 8, Leander Heights Section Three, Cabinet 8, Slide 130 of the Williamson County Plat of Records)</b>  |   |  |   |  |
| Within City Limits: <b>Yes</b>  |   |  | Distance from City Limits: <b>Not Applicable</b>  |  |
| Distance to US Highways: <b>.25 miles/.40 kilometers</b>  |   |  | Type of Zoning: <b>Light Industrial</b>   |  |
| Distance to Interstate Highways: <b>11 miles/17.7 kilometers</b>  |   |  |   |  |
| <b>General Site Information</b>   |   |  |   |  |
| Previous Use of Site: <b>Office/Warehouse</b>   |   | General Condition: <b>Good</b>   |   | Dimensions: <b>1,005 x 400 feet/306 x 122 meters</b>             |
| Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983):<br><b>Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 3 percent slopes</b> |   |  | Shrink/Swell Capacity: <b>Very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete</b> |  |
| Adjoining Acreage Available: <b>Yes</b>   |   | Can Site Be Divided: <b>Yes</b>  |   | Lot Size: <b>Negotiable</b>                                      |
| <b>Improvements</b>   |   |  |   |  |
| Road Distance to Rail: <b>.25 miles/.40 kilometers</b>  |   |  | Name of Railroad: <b>Union Pacific, Southern Pacific, Capital Metro Commuter Rail</b>   |  |
| Proximity to Port(s): <b>Three (3) hours to Port of Houston</b>   |   |  | Other Improvements: <b>Not Applicable</b>   |  |
| Fenced: <b>No</b>   |   |  | Landscaped: <b>No</b>   |  |
| Located within an Industrial Park: <b>No</b>  |   |  | Type of Business: <b>Office, Industrial</b>   |  |
| Deed Restriction(s): <b>No</b>  |   |  | Covenants: <b>No</b>  |  |
| <b>Utilities</b>  |   |  |   |  |
| City of Leander Services: <b>Department of Engineering, (512) 528-2700</b>  |   | Water - Size of Nearest Line: <b>16 inches/40.6 cm</b><br>Pressure: <b>40 psi/275.8 kilopascal</b> |   | Sewer - Size of Nearest Line: <b>10 inches/25.4 cm</b>           |
| Electric Service: <b>Pedernales Electric Cooperative (PEC)</b>  | Phone: <b>(830) 868-6041</b>                        | Facs: <b>(512) 268-0328</b>  |   | Email: <b>Trista.fugate@peci.com</b>                             |
| Natural Gas Service: <b>ATMOS Energy, (512) 310-3810</b>  | Size of Nearest Line: <b>6 inch/15.2 cm Poly II</b> |  | Pressure: <b>Intermediate Pressure</b>  |  |
| Telecommunication Service: <b>AT&amp;T and/or SuddenLink</b>  | Phone: <b>(512) 870-4430 and/or (979) 595-2424</b>  | Facs: <b>(512) 870-4475 and/or (979) 595-2445</b>  |   | Email: <b>mm2741@att.com and/or Joe.Bethany@suddenlink.com</b>   |
| Solid Waste Disposal: <b>Clawson Disposal, Inc.</b>   | Phone: <b>(512) 259-1709</b>                        | Facs: <b>(512) 746-5807</b>  |   | Email: <b>clawsondisp@earthlink.net</b>                          |
| <b>Sales Information</b>  |   |  |   |  |
| Contact: <b>Mr. Keith Ferris and Ms. Karen Campbell-Shupe</b>   | Phone: <b>(512) 483-9493 and (512) 848-3016</b>     | Facs: <b>(512) 451-3773 and (512) 590-8637</b>   | Email: <b>kferris@kennedywilson.com and Karen@synterragroup.com</b>   | Web Site: <b>www.kennedywilson.com and www.synterragroup.com</b> |
| Sales Price: <b>\$1,579,921 (\$3.90 per square foot)</b>  |   |  | Lease Price: <b>Not Applicable</b>  |  |
| Comments: <b>Excellent rectangular property located in one of the community's main business corridors. Access to US 183 and 183-A is very good. Neighboring businesses include steel fabrication/erection, post tension manufacturing, landscape, wood products and automotive.</b>   |   |  |   |  |